

## **Neighborhood Meeting**

*October 12, 2000*

One of the main issues at the meeting was how to provide ways to preserve the quality of neighborhoods. Blight was also a major issue. There was strong opinion that redevelopment of blighted areas should be a high priority, and that this can be a way to stay within the UGA without such high densities. Another issue the citizens focused on was providing diversity of housing, with affordable housing for all income levels and for disabled and elderly.

### **Attendees:**

Ernest Goodrich, West Hazel Dell Neighborhood Association/WCC  
Art Stubbs, Neighborhood Advisory Committee of Clark County  
Cathy Steiger, Cedars  
Della Kemp Helmick, West Hazel Dell Neighborhood Association  
Doug Ballou, NE Hazel Dell Neighborhood Association  
Lee Grover, Hazel Dell

### **KEY POINTS:**

- Density 60/40: Different opinions about whether the density should be equally shared among urban areas.
- UGA: Should not be expanded
- Jobs: We are part of a regional job market, but need to encourage more on this side of the river. Jobs should help drive location of density, but recognize people make job and home decisions separately.
- Zoning changes: Need community involvement on zone changes and LU plan (what about sub-area plans).
- Blight: Need to use redevelopment and urban renewal as a way to stay in the UGA.
- Housing Diversity: Need housing for all income levels, disabled, elderly. Density can be met in different ways; manufactured homes, town homes, etc.
- Need better mixed use.
- Put development where there is capacity in the infrastructure.
- Need design standards.

### **DISCUSSION NOTES:**

- 60/40 seems rigid, when applied across the board.
- Need community involvement in Phase 3 – people will wake up and realize impacts of Comp Plan Update.
- Vancouver is meeting 60/40 because they have the jobs and infrastructure.
- Changing zoning is hard on existing neighborhood.
- If you have dense population you need better transportation.
- Do jobs come first, or people?
- Job growth is most important.

- We're in a regional job market. Portland's growth is driving our growth. People will select where they work separate from where they live.
- We should coordinate with Portland on economic development.
- Need industry to pay for infrastructure and services.
- Parker Estates, a single family home development, now overlooking multi family home development, this affects property values.
- Need variety of housing.
- Density doesn't have to be apartment complexes.
- Need to address blight.
- Esther Short is an example of a blighted area that was turned around through planning.
- 99 has plenty of capacity – should be mixed use to make best use of it.
- Strengthen the mixed-use zoning.
- Need more jobs here.
- Can't draw a line across the river. People are commuting to downtown Portland from many areas.
- How do we split the density between jurisdictions? Not the same between jurisdictions. Should be close.
- Need to have affordable housing in Camas and elsewhere.
- Provide ways for manufactured home developments to provide affordable, dense, landowner-occupied housing. Can we zone specifically for that?
- Clark County doesn't have enough housing for disabled. Forced to live next door to drug addicts.
- Unrealistic to expect apartment dwellers to move to Yacolt.
- What's pushing the UGB out is that developers prefer green fields over infilling.
- Redevelopment of blighted areas is the way to stay within the UGA.
- Good examples of neighborhoods helping to redevelop blighted areas.
- Establish a policy within the Comp Plan for redevelopment and urban renewal.